WARRANTY DEED

NICK CLEMMONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-2019

File No.: ALW-16-1714

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,790.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/8/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Smallman	NEW OWNER	10511014400
(NAME)	(NAME)	
2814 12TH AVE S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **EDNA S. ROLIN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WILLIAM SMALLMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of the Allison Subdivision, of record in Book 547, Page 74, Register's Office for said County.

Being the same property conveyed by Quit Claim Deed from Deborah R. Lannom, Dennis D. Rolin, Lewis H. Rolin, and Charles L. Rolin to Edna S. Rolin, as recorded on the 27th day of June, 2016 in Instrument No. 20160627-0065272; Quit Claim Deed from Edna S. Rolin to Deborah R. Lannom, Dennis D. Rolin, Lewis H. Rolin, and Charles L. Rolin, as recorded on the 25th day of July, 2012 in Instrument No. 20120725-0065140 and Warranty Deed from Pink H. Rolin and wife, Agnes B. Rolin to Howard P. Rolin and wife, as recorded on the 14th day of February, 1978 in Deed Book 5252, Page 530, Edna S. Rolin, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1714 ALLISON PLACE, Nashville, TN 37203
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans: T20160063289 DEEDWARR
Recvd: 07/22/16 13:15 2 pgs
Fees: 13.00 Taxes: 1101.82
20160722-0075741

Witness my/our hand(s) this 21st day of July, 2016.

Edna S. Rolin

Edna S. Rolin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edna S. Rolin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of July, 2016.

Nick Clemmons

Notary Public
My Commission Expires: 7-08-2019



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171